



RIBBLE VALLEY  
BOROUGH COUNCIL

22 AUG 2012

For office use only

Application No.

320120759 F

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

**1. Applicant Name, Address and Contact Details**

|                                                               |                           |             |       |                   |                  |
|---------------------------------------------------------------|---------------------------|-------------|-------|-------------------|------------------|
| Title:                                                        | Mr                        | First name: | PAWAN | Surname:          | ABROL            |
| Company name:                                                 |                           |             |       |                   |                  |
| Street address:                                               | Sunnyside, Longsight Road |             |       | Country Code      | National Number  |
|                                                               |                           |             |       | Telephone number: | Extension Number |
|                                                               | Clayton le Dale           |             |       | Mobile number:    |                  |
| Town/City:                                                    | Blackburn                 |             |       | Fax number:       |                  |
| County:                                                       |                           |             |       | Email address:    |                  |
| Country:                                                      |                           |             |       |                   |                  |
| Postcode:                                                     | BB1 9EX                   |             |       |                   |                  |
| Are you an agent acting on behalf of the applicant?           |                           |             |       |                   |                  |
| <input checked="" type="radio"/> Yes <input type="radio"/> No |                           |             |       |                   |                  |

**2. Agent Name, Address and Contact Details**

|                 |                |             |       |                          |                  |
|-----------------|----------------|-------------|-------|--------------------------|------------------|
| Title:          | Mr             | First Name: | peter | Surname:                 | hitchen          |
| Company name:   |                |             |       |                          |                  |
| Street address: | 14 Church Lane |             |       | Country Code             | National Number  |
|                 | Whalley        |             |       | Telephone number:        | Extension Number |
|                 | CHURCH LANE    |             |       | Mobile number:           |                  |
| Town/City:      | Clitheroe      |             |       | Fax number:              |                  |
| County:         | LANCASHIRE     |             |       | Email address:           |                  |
| Country:        | United Kingdom |             |       |                          |                  |
| Postcode:       | bb7 9sy        |             |       | peter@solarpowerpv.co.uk |                  |

**3. Description of Proposed Works**

Please describe the proposed works:

Proposed redevelopment of the existing summer house into a family annex within the garden curtilage

Has the work already been started without planning permission?

☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

|                 |                      |         |                      |
|-----------------|----------------------|---------|----------------------|
| House:          | <input type="text"/> | Suffix: | <input type="text"/> |
| House name:     | Sunnyside            |         |                      |
| Street address: | Longsight Road       |         |                      |
|                 | Clayton le Dale      |         |                      |
| Town/City:      | Blackburn            |         |                      |
| County:         | <input type="text"/> |         |                      |
| Postcode:       | BB1 9EX              |         |                      |

Description of location or a grid reference  
(must be completed if postcode is not known):

|           |        |
|-----------|--------|
| Easting:  | 366369 |
| Northing: | 433152 |

Description:

#### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

#### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

#### 8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

#### 9. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

#### 11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

##### Walls - description:

Description of *existing* materials and finishes:

rendered walls with stone quoins and plinth

Description of *proposed* materials and finishes:

rendered walls with stone quoins and plinth

##### Roof - description:

Description of *existing* materials and finishes:

marley tiles

Description of *proposed* materials and finishes:

marley tiles

**11. (Materials continued)**

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**Windows - description:**Description of *existing* materials and finishes:

brown upvc

Description of *proposed* materials and finishes:

brown upvc

**Doors - description:**Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

brown upvc

**Boundary treatments - description:**Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

**Vehicle access and hard standing - description:**Description of *existing* materials and finishes:

macadam and block paving

Description of *proposed* materials and finishes:

macadam with concrete edging

**Lighting - add description**Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

**Others - description:**

Type of other material:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

drawings PH/PA/100 - 400

DESIGN AND ACCESS STATEMENT

**12. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: PETER Surname: HITCHEN

Person role: Agent Declaration date: 22/08/2012 ☒ Declaration made**12. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: PETER Surname: HITCHEN

Person role: Agent Declaration date: 22/08/2012 ☒ Declaration Made

### 13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

22/08/2012

sunnyside

LOCATION PLAN 1:1250



1:1250

320120759P

GARDEN

Inge Dale

Back

Burn; side

Craigmore

Acorn Lodge  
Stables

Shapton

LB

98.1m

Path (way)

Nook House Farm

Pond

LONGSLIGHT ROAD  
A59

**DESIGN AND ACCESS STATEMENT  
PROPOSED ANNEX  
SUNNYSIDE  
LONGSIGHT ROAD  
CLAYTON LE DALE**

**SITE DESCRIPTION**

The application site is located adjacent to the A59 (Longsight Road) in the parish of Clayton Le Dale. The existing house is a detached bungalow which has been subject to extensions and alterations since it was originally constructed in approximately 1980. The house has a large garden curtilage and the applicant owns agricultural land to the rear. Access is directly off the highway via a turn a round area in front of the main gates.

The house forms a group with other similar properties which front the A59 including commercial and residential.

**PROPOSAL**

The proposal is to redevelop the existing summer house at the rear of the property and to replace it with a detached annex accommodation comprising lounge, dining, kitchen, two bedrooms and a bathroom. Car parking will be adjacent to the annex.

The Annex is required for elderly relatives wanting to live close to the rest of the family within the curtilage of Sunnyside. It is a very large family group and the desire is to offer long term care as required from home for the relatives to improve the quality of their lives.

**PLANNING HISTORY**

Applications relating to Sunnyside

3/2007/0178 – Garage/store/glazed link/entrance porch/conversion of garage into bedroom and conservatory extension

**PLANNING POLICY**

The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal

Policy G1 - expect high standards of design

Policy ENV3 – development in open countryside areas will be required to be in keeping with the character of the landscape and reflect local vernacular/materials

Policy H9 – sets out circumstances where planning permission will be granted for accommodation for elderly or dependant relatives

**ASSESSMENT AND EVALUATION**

Policy H9 of the Local Plan acknowledges that there is often a desire for families to accommodate elderly relatives close to home. The policy stipulates that the development must be capable of integration into the main dwelling or a use which is ancillary to the use of the main dwelling house when circumstances change. It suggests that in some circumstances the annex accommodation can be detached and that a section 106 agreement may be required to regulate future uses.

The proposed annex building currently exists as a summer house within the garden curtilage of Sunnyside and is located at the rear of the main house set back approximately 150 meters. It is a single storey structure reflecting the architectural characteristics of the house.

The proposal shows an extension to this building to create the necessary accommodation for the annex utilising matching materials and not compromising the height of the existing structure. The extension is at the rear and side of the building with a new access track created off the existing drive way.

The house has a very large garden defined by hedges and low lying fences and the proposed siting of the annex is entirely appropriate given that the summer house already exists. It is intended that the occupants of the annex will share the garden and parking area that belongs to the main house.

The building could be adapted for future uses and could be attractive to other multi-generation families seeking accommodation that enables elderly relatives to be cared for whilst retaining a certain level of independence.

The draft policy document 'Addressing Housing Need In The Ribble Valley – Housing Policy' which is part of the Local Development Framework Evidence Base, states 'providing housing for the elderly has been a priority within the Housing Strategy for many years' The Local Plan was adopted in 1988. Increasingly it is becoming evident that we have an ageing population who have specific needs in relation to housing. The provision of this annex accommodation contributes to the overall provision for the elderly in the Borough

### **DESIGN**

The proposed building is one storey high matching the height of the existing summer house and utilises the majority of the existing structure. The walls are rendered blockwork with stone features and a Marley tiled roof UPVC windows and doors to be timber effect to match the existing

### **ACCESS**

The proposal does not involve any alterations to the existing access off the highway and there is ample areas of land within the curtilage of the house for car parking

17 August 2012

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A59 - LONGSIGHT ROAD

SUNNYSIDE, CLAYTON LE  
DALE  
EXISTING SITE PLAN

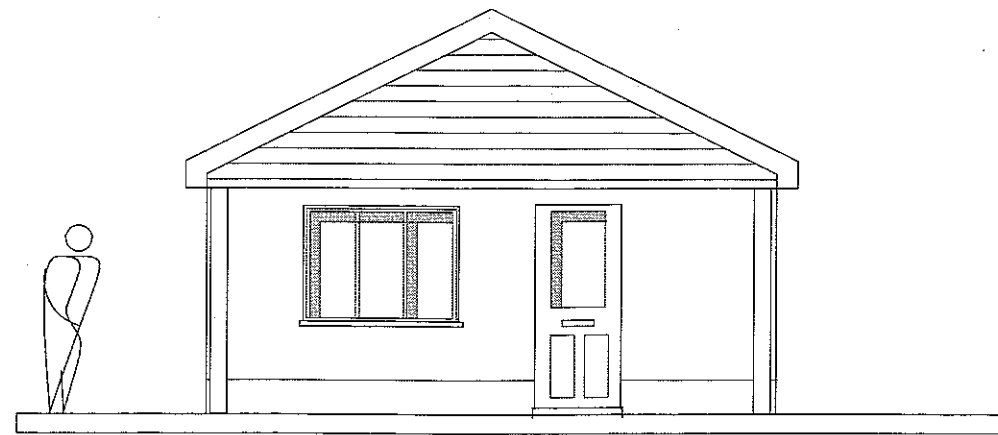
PH/PA/300 1:250  
AUG 2012



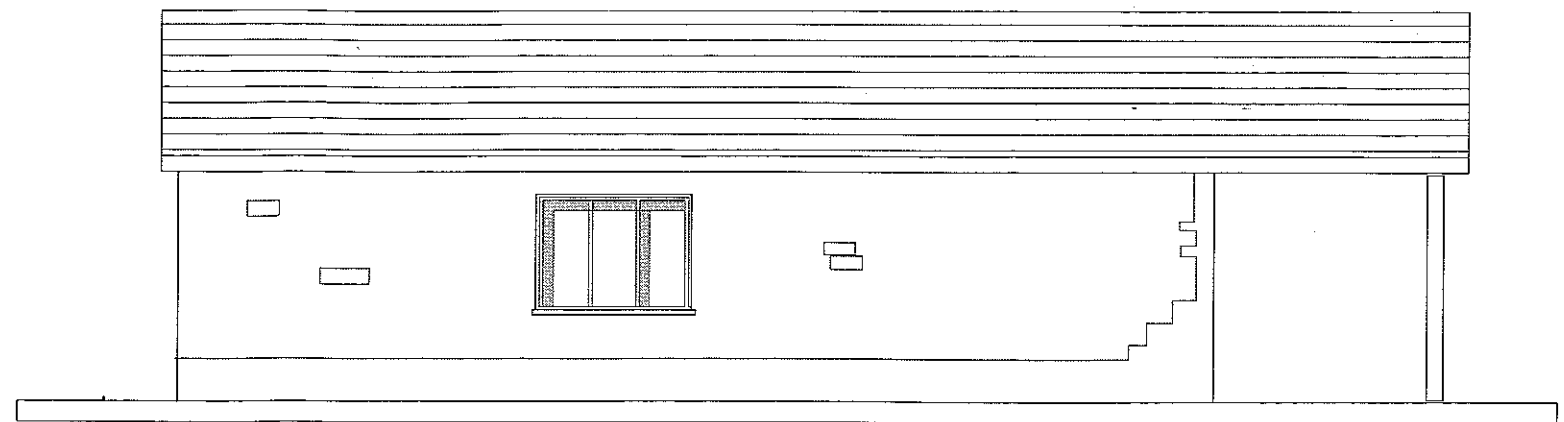
A59 - LONGSIGHT ROAD

SUNNYSIDE , CLAYTON LE  
DALE  
PROPOSED SITE PLAN

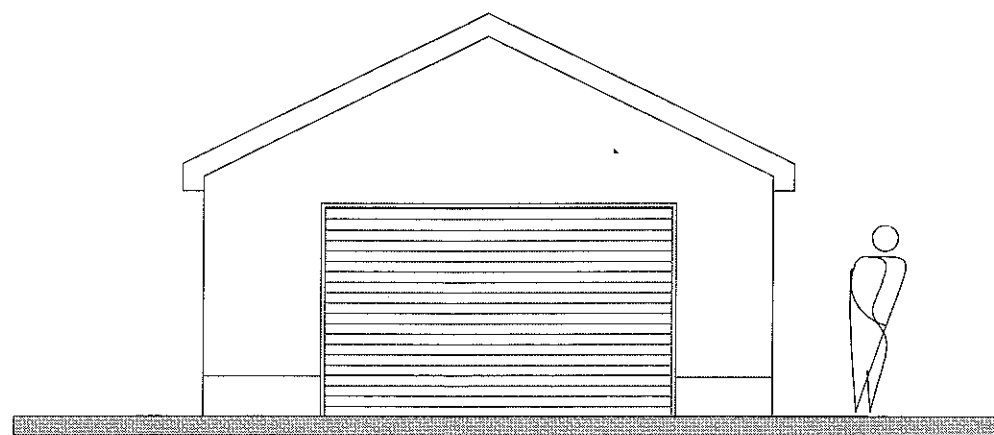
PH/PA/400 1:250  
AUG 2012



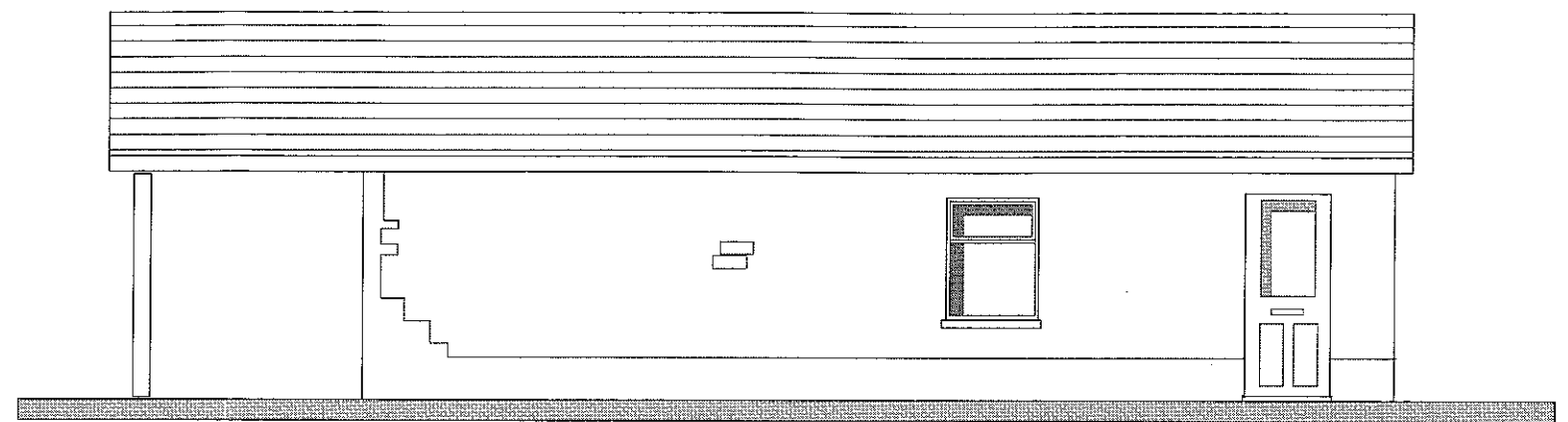
EXISTING SOUTH ELEVATION



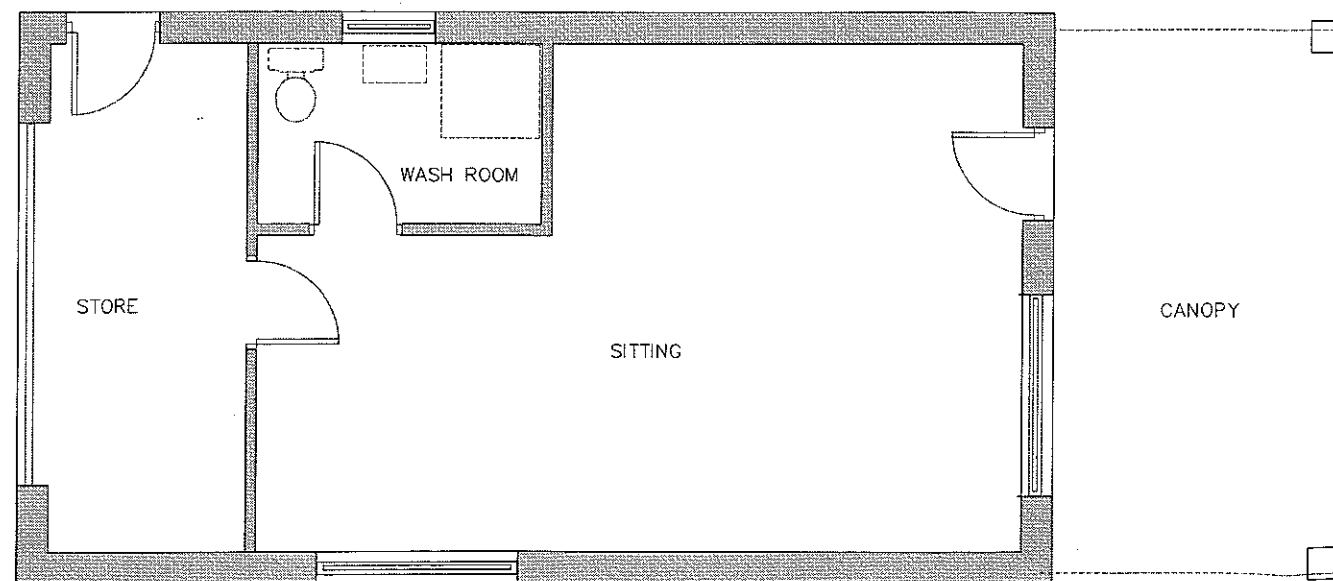
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING PLAN

320120759P

PROPOSED ANNEX

EXISTING PLAN AND ELEVATIONS

SUNNYSIDE  
CLAYTON LE DALE  
LANCASHIRE

PLAN & ELEVATIONS

PH/PA/100 AUGUST 2012 1:50 (A2)